



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**41 Everridge Court SW**  
**Calgary, Alberta**

**MLS # A2266235**



**\$600,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Evergreen                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,159 sq.ft.                                                            | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 4                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Garage Faces Front, RV Access/Parking |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s)      |               |                   |

|                    |                                                                                                            |                   |     |
|--------------------|------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Central, High Efficiency, Fireplace Insert, Forced Air, Natural Gas                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Subfloor, Laminate                                                                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                            | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full                                                                                             | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                         | <b>Zoning:</b>    | R-G |
| <b>Foundation:</b> | Poured Concrete                                                                                            | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home |                   |     |

**Inclusions:** N.A.

Welcome to 41 Everridge Court—tucked away in one of Evergreen’s most loved pockets. This isn’t your typical bungalow. Thoughtfully designed and lovingly cared for by its original owner, it has a layout that just makes sense—two bedrooms up, two down, and two full bathrooms, giving you options for family, guests, or that perfect home office. The fully finished basement features a dry-core subfloor, keeping it warm and comfortable through every season. Main-floor laundry adds everyday convenience—no more hauling baskets up and down stairs. If you enjoy cooking, you’ll love the induction range for fast, even heat and the separate wall oven that makes big dinners and weekend baking a breeze. Step outside to a low-maintenance yard with a vinyl fence, a sunny spot to unwind, and rear RV parking with dual gates off the alley—perfect for storing your camper, boat, or trailer. The garage’s high ceilings offer plenty of room for extra storage or a future lift setup. Comfort is built right in with central A/C, a new furnace and hot water tank (2023)—both under warranty—and a roof replaced within the last three years. And the location? You’ll love it. Just steps from Evergreen’s scenic walking and biking paths, and minutes to shopping, restaurants, and everyday conveniences—everything you need is close by. With minimal stairs and a welcoming layout, this is the kind of home that fits your life now and for years to come. Come see 41 Everridge Court—you might just find it feels like home the moment you walk through the door.